Date: 13 November 2026

To: Shire President
Deputy Shire President
Councillors
Community

Notice of Agenda – Special Council Meeting

A Special Council Meeting of the Shire of Boyup Brook will be held in the Council Chambers on 19 November at 5:00pm to consider the matters set out in the attached agenda.

Leonard Long
Chief Executive Officer

Shire of Boyup Brook Corporate Values

Proactive

Embrace creativity, adaptability and continuous improvement seeking new ideas and solutions to address challenges and seize opportunities to ensure sustainability.

Leadership & Teamwork

Lead through collaboration, promote diversity, have pride in our work and partner with the community to achieve shared visions and aspirations.

Accountability & Integrity

Demonstrate respect, transparency, honesty and inclusivity in all interactions with the community.

Commitment

Build and share knowledge, act professionally and develop relationships that make a positive contribution to our community.

Engaging Community

Show respect, understanding and compassion for others and work collaboratively with community for better outcomes.

SHIRE OF BOYUP BROOK

Proactive, Leadership & Teamwork, Accountability & Integrity, Commitment, Engaging Community

Growing our community together

Contents

1. Declaration of Opening 4
2. Record of Attendance 4
2.1 Attendance 4
2.2 Apologies 5
2.3 Approved Leave of Absence 5
2.4 Request Leave of Absence 5
3. Deputations, Petitions and Presentations 5
3.1 Deputations 5
3.2 Petitions 5
3.3 Presentations 5
4. Public Question Time 5
4.1 Response to Previous Public Questions Taken on Notice 5
4.2 Public Question Time 5
5. Declarations of Interest 6
5.1 Financial and / or Proximity Interest 6
5.2 Disclosures of Impartiality Interest that may cause Conflict 6
6. Reports of Officers 8
6.1 Governance and Community Services 8
6.1.1 Tender 26/001 - Lease of a Portion of Rylington Park Farm 8
6.1.2 Tender 26/002 – Community Cropping - Lease of a Portion of Rylington Park Paddocks 20, 21 and 22 18
7. Closure 26

Agenda

1. Declaration of Opening

The Presiding Member declared the meeting open at … pm.

Welcome to all Councillors, staff, and members of the public in attendance.

Acknowledgement of Traditional Custodians

We acknowledge the Kaniyang people as the Traditional Custodians of the land on which we meet.

We pay our respects to Elders past, present, and emerging.

Please ensure that mobile phones are switched off or placed on silent for the duration of the meeting.

This meeting will be audio recorded and made available for public access on the Shire website.

Members of the public are reminded that no other visual or audio recording of this meeting is allowed without the permission of the Presiding Member.

Councillors are reminded to declare any conflict of interest as they arise in accordance with the *Local Government Act 1995*.

2. Record of Attendance

2.1 Attendance

Shire President	Cr Helen O'Connell
Deputy Shire President	Cr Darren King
Councillors	Cr David Inglis
	Cr Philip Moore
	Cr Michael Wright
	Cr Helen Hack
	Cr John Matthews

Council Officers

Chief Executive Officer	Leonard Long
Executive Officer	Magdalena Le Grange
Executive Manager Operational Services	Jason Forsyth
Executive Manager Corporate Services	Carolyn Mallett
Executive Manager Governance & Community Services	Gordon MacMile

Observers / Public Members

2.2 Apologies

2.3 Approved Leave of Absence

2.4 Request Leave of Absence

3. Deputations, Petitions and Presentations

3.1 Deputations

3.2 Petitions

3.3 Presentations

4. Public Question Time

a. Public Question Time provides members of the public with an opportunity to ask questions of the Council. Questions must relate to the business of the Council and must not be statements or expressions of personal opinion.

b. Wherever possible, questions should be submitted in writing at least 48 hours before the meeting to allow sufficient time to prepare a response.

c. Public Question Time will be limited to a total of fifteen (15) minutes unless extended by the Presiding Member.

d. Before asking their first question, each person must state their name and locality. If a question relates to an agenda item, the relevant item number should also be stated.

e. Each speaker will generally be limited to three (3) minutes to ask their question unless the Presiding Member determines otherwise.

f. Questions must be directed through the Presiding Member. At a Special Council Meeting, only questions relating to the purpose of the meeting may be asked. Questions may be taken on notice and answered after the meeting at the discretion of the Presiding Member.

g. Once Public Question Time has concluded, members of the public must not interrupt or disrupt the proceedings of the meeting unless invited to do so by the Presiding Member.

4.1 Response to Previous Public Questions Taken on Notice

4.2 Public Question Time

5. Declarations of Interest

5.1 Financial and / or Proximity Interest

Agenda Item 6.1.1 RFT 26/001 Lease of a Portion of Rylington Park Farm

- Shire President, Councillor Helen O'Connell – Financial Interest - Closely Associated Person has quoted for work at a Tender Respondents property. (s5.62(1)(e).
- Councillor Michael Wright – Financial Interest - Employed as Farm Manager, who's company utilises 2 Tender Respondents as sub-contractors. (s5.62(1)(b).
- Councillor David Inglis – Financial Interests:
    - Tender Respondent works as a sub-contractor. (s5.62(1)(b).
    - Closely Associated Person employs a Tender Respondent. (s5.62(1)(b).

Agenda Item 6.1.2 RFT 26/002 Community Cropping Lease on a Portion of Rylington Park Paddocks 20, 21 and 22.

- Councillor John Matthews – Financial Interest – Tender Respondent provides contracted services. (s5.62(1)(b).

5.2 Disclosures of Impartiality Interest that may cause Conflict

Agenda Item 6.1.1 RFT 26/001 Lease of a Portion of Rylington Park Farm

- Shire President, Councillor Helen O'Connell – Impartiality Interest - Shire employee is a Tender Respondent.
- Deputy Shire President, Councillor Darren King – Impartiality Interest
    - Members of Tender Respondents are known.
    - Shire employee is a Tender Respondent.
- Councillor Michael Wright – Impartiality Interest - Members of Tender Respondents are known.
- Councillor David Inglis – Impartiality Interest:
    - Related (not a Closely Associated Person) to a Tender Respondent.
    - Members of Tender Respondents are known.
- Councillor Helen Hack – Impartiality Interest - Members of Tender Respondents are known.
- Councillor Phillip Moore – Impartiality Interest - Members of Tender Respondents are known.
- Councillor John Matthews – Impartiality Interest - Members of Tender Respondents are known.
- Chief Executive Officer Leonard Long – Impartiality Interest – Shire housing.

Agenda Item 6.1.2 RFT 26/002 Community Cropping Lease on a Portion of Rylington Park Paddocks 20, 21 and 22.

- Shire President, Councillor Helen O'Connell – Impartiality Interest - Members of Tender Respondents are known.
- Deputy Shire President, Councillor Darren King – Impartiality Interest – Members of Tender Respondents are known.
- Councillor Michael Wright – Impartiality Interest:
    - Volunteer Member of Tender Respondent.
    - Members of Tender Respondents are known.
- Councillor David Inglis – Impartiality Interest:
    - Volunteer Member of Tender Respondent.
    - Members of Tender Respondents are known.
- Councillor Helen Hack – Impartiality Interest - Members of Tender Respondents are known.
- Councillor Phillip Moore – Impartiality Interest - Members of Tender Respondents are known.
- Councillor John Matthews – Impartiality Interest - Members of Tender Respondents are known.
- Chief Executive Officer Leonard Long – Impartiality Interest – Shire housing.

6. Reports of Officers

6.1 Governance and Community Services

6.1.1 Tender 26/001 - Lease of a Portion of Rylington Park Farm	
File Ref:	Leases/Shire Properties/Rylington Park Farm
Previous Items:	CM 26/02/030 – 26 February 2026 CM 26/04/099 – 30 April 2026
Applicant:	Nil
Author and Title:	Gordon MacMile – Executive Manager Governance and Community Services
Declaration of Interest:	The following Councillors and Staff have declared their conflicts of interest: • Shire President, Councillor Helen O'Connell – Financial and Impartiality. • Deputy Shire President, Councillor Darren King – Impartiality. • Councillor Michael Wright – Financial and Impartiality. • Councillor David Inglis – Financial and Impartiality. • Councillor Helen Hack – Impartiality. • Councillor John Matthews – Impartiality. • Councillor Phillip Moore – Impartiality. • Leonard Long (Chief Executive Officer) – Impartiality (Shire Housing). • Shire employee is a Tender Respondent – Declaration made and registered.
Voting Requirements:	Absolute Majority
Attachment Number:	6.1.1A **CONFIDENTIAL** - 26/001 Tender Assessment Summary Workbook 6.1.1B **CONFIDENTIAL** - 26/001 Tender Assessment Scoring Summary 6.1.1C **CONFIDENTIAL** – Market Rental Valuation (dated 21 May 2026) – 1437 Boyup Brook – Cranbrook Road, Scotts Brook

Moved: ..... Seconded: .....

Officer Recommendation CM 26/11/…

That Council:

1) **Endorses the market valuation date 22 May 2026 from Acumentis (refer CONFIDENTIAL Attachment 6.1.1C) utilised in the tender RFT 26/001 as a true indication of the value of the proposed Rylington Park Farm lease area at the time of the proposed disposition.**

2) Approves the leasing of a portion (approximately 448ha) of Rylington Park Farm comprised of:

- **Lot 2403 On Deposited Plan 125828 being the whole of the land on Certificate of Title Volume 905 Folio 16;**
- **Lot 12747 On Deposited Plan 169293 being the whole of the land on Certificate of Title Volume 205 Folio 60A;**
- **Lot 1308 On Deposited Plan 109244 being the whole of the land on Certificate of Title Volume 1052 Folio 928;**
- **Lot 1307 On Deposited Plan 109243 being the whole of the land on Certificate of Title Volume 1100 Folio 95; and**
- **Lot 2349 On Deposited Plan 125361 and Lot 6667 On Deposited Plan 82459 being the whole of the land on Certificate of Title Volume 1062 Folio 807.**

to Tenderer A on the following essential terms:

a. An initial term of 3 years;
b. A further term of 3 years by Council endorsement;
c. Annual gross rent at the commencement of the lease being set at $Tendered Price plus GST.

3) Authorises the Chief Executive Officer to conclude negotiations with Tenderer A to allow for the preparation of lease documentation.

4) Approves the affixation of the Common Seal in the Presence of the Shire President and Chief Executive Officer, each of whom shall sign the lease and any associated documentation to attest the affixation of the common seal.

.....
For:
Against:

Summary

Council approved a change to the Rylington Park operating model in February 2026 to balance financial sustainability, legislative compliance and risk mitigation. The newly endorsed operating model separated the farm into three (3) functional areas, two (2) of which would be disposed of public tender to lease.

RFT 26/001 Lease of a Portion of Rylington Park at market value was issued to give effect to that Council decision. A total of five (5) tender submissions were received and following evaluation, two (2) respondents were assessed as preferred with both offering lease considerations above market value.

Tenderer A is recommended to Council for award of the Rylington Park lease.

Background

Rylington Park was gifted to the Shire of Boyup Brook by the late Mr Eric Farleigh in 1989 with the stated wish that the property be used for:

"Benefit of persons within the Shire and for research purposes and that my farming records and other records are kept with my farming property."

Following dissolution of the former incorporated management committee in 2021, the Charter of the Rylington Park Institute for Agricultural Training and Research was adopted, confirming the property is held in trust for community benefit and agricultural training and research.

An MoU with Edith Cowan University (ECU) was signed in October 2021 for a 20-year term to support agricultural research and training.

The Rylington Park Committee resolved (20 November 2025) to continue operating under the existing model pending further investigation and workshop discussions.

Following two workshops to review potential models including the review of financial performance, legislative considerations and industry conditions, the Committee has resolved to recommend a revised model to Council.

Council considered four (4) potential options for Rylington Park Farm (the Farm) and endorsed (CM 26/02/030 – 26 February 2026) a change to the operating model.

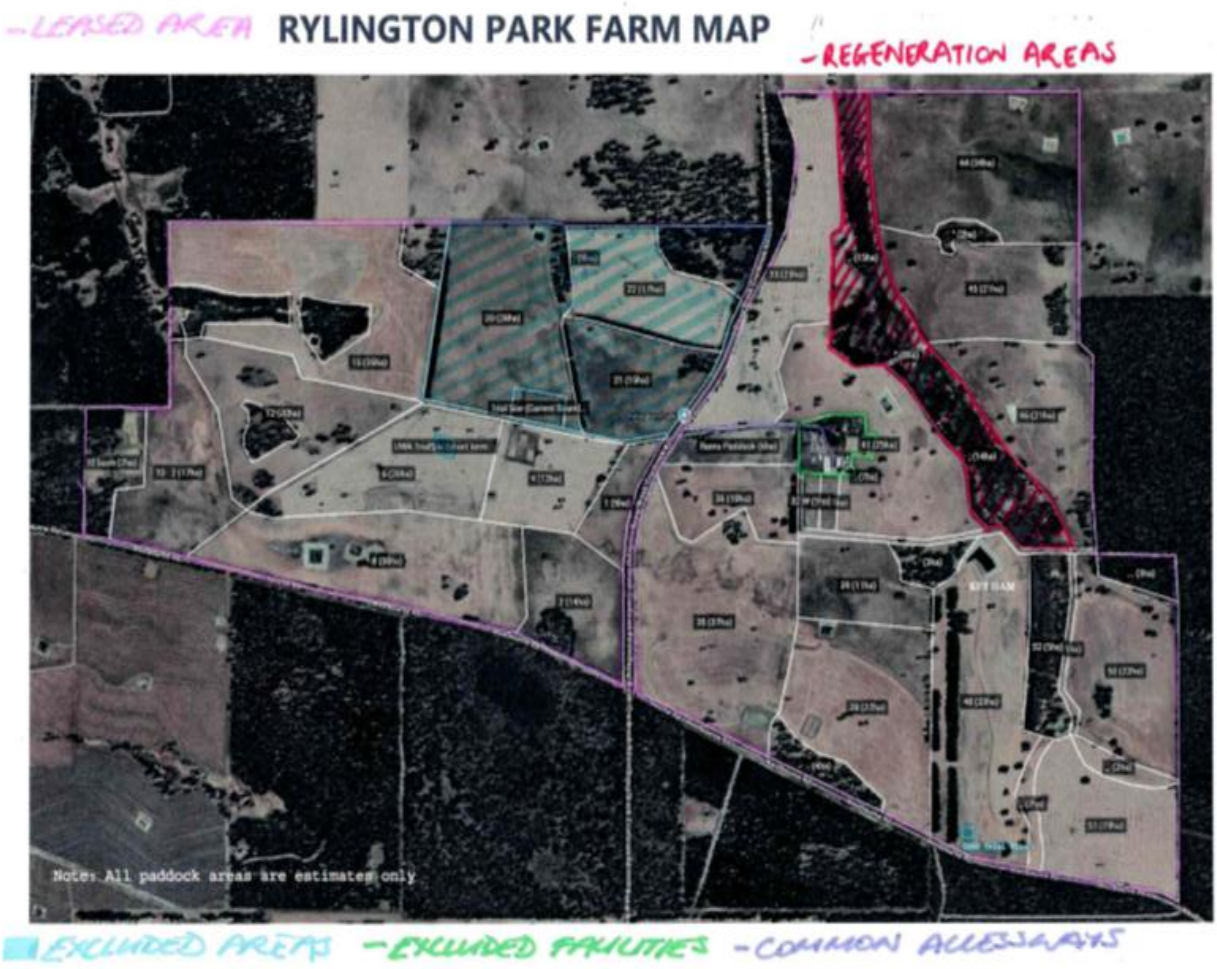
The focus of considerations was that the preferred model would seek to balance financial sustainability, legislative compliance, and risk reduction while preserving the core principles of community benefit and agricultural research that underpin Rylington Park.

The supported and new operational model effectively separated the Farm into three (3) functional areas and dealt with in the following manner:

1. Paddocks 20, 21 and 22 (Approx 53ha) – be made available to lease at a peppercorn rate to a community group for cropping purposes via an expression of interest / tender process. Within this area 10ha be made available for trials.

2. Dwelling house, accommodation units, ablutions, commercial kitchen and training room – be retained for use by the Shire; and

3. Remainder of the Farm – be advertised for lease (at market rates) on the open market under certain specified conditions.



Report Detail

Executing the Council resolution of 26 February 2026 the Request for Tender (RFT) 26/001 - Tender for the lease of a Portion of Rylington Park Farm was advertised publicly on 2 September 2026 in the following manner:

- Statewide newspaper (as required by legislation).
- Shire of Boyup Brook website; and
- Shire of Boyup Brook Facebook.

The proposed lease term advertised was for an initial term of three (3) years, with a potential further term of three (3) years.

The Shire sought tender submissions from suitably experienced, structured and financially capable parties for the lease of a portion of the Farm for the purpose of primary production. Prospective tenderers needed to be able to demonstrate:

(a) relevant agricultural experience and capability.
(b) financial capacity to undertake and sustain farming operations.
(c) structurally sound and effective management / organisational characteristics;
(d) sound land stewardship and farm management practices;
(e) compliance with applicable legislative and biosecurity requirements; and
(f) a commitment to maintaining and enhancing the long-term productivity, condition and value of Rylington Park.

Tenderers were also expected to demonstrate how their proposed operations align with the objectives of The Charter of Rylington Park Institute for Agricultural Training and Research and support the management and strategic purpose of the property.

Mandatory site meetings were held on 15 September and 24 September 2026, with a total of 11 people attending across the 2 dates.

Tender submissions closed at 3.00pm (AWST) on 9 October 2026.

A total of five (5) submissions were received at the time of tender closing and the submitted tenders registered and then checked against the respondent's attendance at the mandatory site briefing.

An Evaluation Panel (the Panel) consisting of three (3) Shire staff members and one (1) independent farming consultant was convened to assess submitted tenders for:

- Compliance and Disclosure Requirements.
- Qualitative Requirements.

  For those Respondents that were compliant, an assessment was then made of each Respondent's response to the qualitative requirements. A rating scale of 0-9 is used to evaluate each response.

  In considering the score to be given to a Respondent for each requirement, evaluation panel members considered:

  a). Whether the Respondent understands the qualitative requirement.
  b). Whether the Respondent has the capability in relation to the qualitative requirement; and
  c). The level of confidence that the evaluation panel had that the Respondent will be able to meet each requirement and to the extent.

- Price.

Tender Assessment

Council endorsed (CM 26/04/099 – 30 April 2026) the tender evaluation weighting for any tender process relating to Rylington Park Farm as:

Criterion	Weighting
Local Content / Local Benefit to the Shire of Boyup Brook	30%
Demonstrated Farming Experience and Capacity	20%
Financial Stability and Ability to Perform	20%
Proposed Farm Management and Land Stewardship	15%
Lease Return / Financial Offer	10%
Compliance, Risk and References	5%
Total	100%

The adopted weighting is intended to provide a clear and lawful preference toward tenderers who will deliver direct economic and community benefit to the Shire of Boyup Brook, whilst still ensuring the successful tenderer has the experience, financial capacity and operational ability to properly manage the leased farmland (Extract from February 2026 OCM report).

.

The convened Panel utilised the Council-endorsed criterion and weighting to firstly assess and score each tender submission separately and independently, then meet to combine assessment comments and reach a consensus on scoring.

The convened Panel utilised the guidelines, process and workbook published by the WA State Government Department of Treasury, in all steps within the tender assessment.

Tender Assessment Outcome

The summary of each tender assessment is detailed in:

- CONFIDENTIAL Attachment 6.1.1A - 26/001 Tender Assessment Summary Workbook; and
- CONFIDENTIAL Attachment 6.1.1B - 26/001 Tender Assessment Scoring Summary.

A (de-identified) summary of the tender submission evaluation outcome is detailed below:

	Qualitative Assessment		Evaluation Price		
Respondents	**Ranking**	**Score**	**Ranking**	**Price (incl. GST)**	**Price (ex. GST)**
TENDERER A	1	92.78%	2	**See Confidential Attachment 6.1.1B – Tender Assessment Scoring Summary**	
TENDERER E	2	90.00%	1		
TENDERER D	3	85.01%	3		
TENDERER C	4	65.01%	4		
TENDERER B	5	0.00%	5		

Following the tender assessment process, referees for the top two (2) preferred respondents were contacted, with reference checks included in CONFIDENTIAL Attachment 6.1.1A - 26/001 Tender Assessment Summary Workbook. The Evaluation Panel met following the reference checking process to re-affirm submission comments and scoring, then made a consensus recommendation to the Council via this report.

Tenderer A was the second highest tender price; however, the Respondent's submission was strongest in the Local Content / Local Benefit criterion, most strongly aligned with the Rylington Park Charter and considered by the Evaluation Panel as the most acceptable and advantageous to the local community.

Shire of Boyup Brook Strategic Community Plan 2021 - 2031

	Key Imperatives	**Social and Community**
	Outcome	Support a healthy, active, vibrant community.
	Objective	Provide access to community sport and recreation facilities.
	Key Imperatives	**Built Environment**
	Outcome	Provide sustainable infrastructure that serves the current and future needs of the community.
	Objective	Construct/redevelop community and sporting facilities in a manner that maximises their life span, capacity and function.
	Key Imperatives	**Governance and Organisation**
	Objective	Improve financial sustainability.
	Outcome	Improve short- and long-term financial management planning.

Other Strategic Links

Nil

Statutory Environment

***Local Government Act 1995* - 3.58 Disposing of property**

In this section —

dispose includes to sell, lease, or otherwise dispose of, whether absolutely or not;
property includes the whole or any part of the interest of a local government in property but does not include money.

(2) Except as stated in this section, a local government can only dispose of property to —

(a) the highest bidder at public auction; or
(b) the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender.

A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property —

(a) it gives local public notice of the proposed disposition —

I. describing the property concerned; and
II. giving details of the proposed disposition; and
III. inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given;

and

(b) it considers any submissions made to it before the date specified in the notice and, if its decision is made by the council or a committee, the decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.

(4) The details of a proposed disposition that are required by subsection (3)(a)(ii) include —

(a) the names of all other parties concerned; and
(b) the consideration to be received by the local government for the disposition; and
(c) the market value of the disposition —

I. as ascertained by a valuation carried out not more than 6 months before the proposed disposition; or
II. as declared by a resolution of the local government on the basis of a valuation carried out more than 6 months before the proposed disposition that the local government believes to be a true indication of the value at the time of the proposed disposition.

Sustainability and Risk Consideration

Economic – (Impact on the Economy of the Shire and Region)

The leasing model was endorsed by Council to deliver a more stable and sustainable economic outcome for the Shire and broader region. By transitioning from direct farm operations to a structured lease arrangement, the Shire will benefit from predictable lease income while removing exposure to the operational volatility associated with commodity markets and seasonal conditions.

The preferred model would seek to balance financial sustainability, legislative compliance, and risk reduction while preserving the core principles of community benefit and agricultural research that underpin Rylington Park.

The sale of machinery and livestock will release capital, enabling funds to be quarantined and reinvested into community projects and long-term reserves.

Importantly, the inclusion of a community cropping component (RFT 26/002 – separate report Item 6.1.2 within this Agenda) ensures that local agricultural participation and productive use of the land continue, maintaining economic activity within the district.

Social – (Quality of life to community and / or affected landowners)

From a social perspective, the recommended model continues to support key community outcomes and aligns to the Rylington Park Charter.

The Rylington Park scholarship program will be maintained through lease income, ensuring ongoing support for youth development within the Shire.

Retention of access to the shearing shed for community events preserves important social and industry gatherings, while the community cropping arrangement provides opportunity for local engagement in agricultural activity.

Providing the Rylington Park Farm Ancillary Facilities and Accommodation for booking and hire will also contribute to this outcome.

By reducing the risk of operational losses being subsidised by ratepayers, the model also protects broader community services and rate stability. Collectively, the approach preserves and respects the Farleigh legacy while adapting to contemporary governance and financial realities.

Policy Implications

The following Shire policies have a relationship with the suite of reviewed Local Laws:

- Policy G10 – Disposal of Property.
- Policy G13 – Community Engagement.
- Policy C10 – Letting of Council Properties.

Risk Management Implications

Shire of Boyup Brook's commitment to the identification and management of risks that may impact on the achievement of its business objectives.

Risk Level	Comment
High	The decision regarding the future operational model for Rylington Park represents a significant strategic determination for Council and is therefore assessed as carrying a high-risk level in terms of financial, reputational and governance implications. However, the recommended hybrid leasing model materially reduces the Shire's exposure to market volatility, minimises the likelihood of ratepayer subsidy for farm operations, and addresses operational compliance concerns associated with direct commercial farming activities. As such, while the decision is strategically significant, the recommended approach mitigates many of the ongoing risks identified under the current model.

Consultation

Prior to and following the decision to change operational models at the Farm, the following were consulted:

- Farleigh Family.
- Edith Cowan University.
- Rylington Park Committee.
- AWI.

Community members of the Rylington Park Committee have participated in the briefings regarding this item, after providing Confidentiality and any relevant Conflict of Interest Declarations.

RFT 26/001 Lease of a Portion of Rylington Park Farm was publicly advertised statewide on 2 September 2026, as legislatively required.

Resource Implications

Financial

The transition to a leasing model has incurred certain upfront (advertising, legal, consultancy) and ongoing financial considerations, including costs associated with conducting the on-farm auction, obtaining a property condition report prior to lease commencement, and maintaining retained infrastructure such as the dwelling, accommodation, ablutions and commercial kitchen.

In addition, reserve accounting adjustments will be required to appropriately quarantine sale proceeds and allocate lease income in accordance with Council's resolutions.

Notwithstanding these costs, the overall financial position of Rylington Park is expected to improve through the establishment of steady lease revenue and the removal of exposure to operational losses and market volatility associated with direct farming activities.

An independent market rental valuation from Acumentis on the Rylington Park Farm lease disposal was received by the Shire on 21 May 2026 (refer CONFIDENTIAL Attachment 6.1.1C). The market rental valuation detailed was $125,000 (ex GST) and a rental range of $120,000 to $135,000 (ex GST).

Tenderer A and Tenderer E both provided price considerations above the market rental valuation indicating a good financial outcome from the tender process.

Workforce

- Farm operational roles to cease following transition.
- Administrative oversight required for lease management.

End

6.1.2 Tender 26/002 – Community Cropping - Lease of a Portion of Rylington Park Paddocks 20, 21 and 22	
File Ref:	Leases/Shire Properties/Rylington Park Farm
Previous Items:	CM 26/02/030 – 26 February 2026
Applicant:	Nil
Author and Title:	Gordon MacMile – Executive Manager Governance and Community Services
Declaration of Interest:	The following Councillors and Staff have declared their conflicts of interest: • Shire President, Councillor Helen O'Connell – Impartiality. • Deputy Shire President, Councillor Darren King – Impartiality. • Councillor Michael Wright – Impartiality. • Councillor Helen Hack – Impartiality. • Councillor David Inglis – Impartiality. • Councillor John Matthews – Financial and Impartiality. • Councillor Phillip Moore – Impartiality. • Leonard Long (Chief Executive Officer) – Impartiality (Shire Housing). • Shire employee is a Tender Respondent – Declaration made and registered.
Voting Requirements:	Absolute Majority
Attachment Number:	6.1.2A **CONFIDENTIAL** - 26/001 Tender Assessment Summary Workbook 6.1.2B **CONFIDENTIAL** - 26/001 Tender Assessment Scoring Summary

Moved: ..... Seconded: .....

Officer Recommendation CM 26/11/…

That Council:

1) **Notes the proposed lease offering for RFT 26/002 Community Cropping - Lease of a Portion of Rylington Park Paddocks 20, 21 and 22 is in accordance with Council Decision CM 26/02/030 – 26 February 2026.**

2) **Approves the leasing of a portion (approximately 53ha) of Rylington Park Farm comprised of Paddocks 20, 21 and 22 to Tenderer A on the following essential terms:**
   a. **An initial term of 3 years;**
   b. **A further term of 3 years by Council endorsement;**
   c. **Annual fee at the commencement of the lease being set at $1.00.**

3) **Authorises the Chief Executive Officer to conclude negotiations with Tenderer A to allow for the preparation of lease documentation.**

4) **Approves the affixation of the Common Seal in the Presence of the Shire President and Chief Executive Officer, each of whom shall sign the lease and any associated documentation to attest the affixation of the common seal.**

.....
For:
Against:

Summary

Council approved a change to the Rylington Park operating model in February 2026 to balance financial sustainability, legislative compliance and risk mitigation. The newly endorsed operating model separated the farm into three (3) functional areas, two (2) of which would be disposed of public tender to lease.

RFT 26/002 Community Cropping - Lease of a Portion of Rylington Park Paddocks 20, 21 and 22 was issued to give effect to that Council decision.

One (1) submission was received and following evaluation, the respondent was assessed to be suitable with a strong history of community benefit return from community cropping and a lease offering in accordance with the previous Council resolution.

Tenderer A is recommended to Council for award of the Rylington Park lease.

Background

Rylington Park was gifted to the Shire of Boyup Brook by the late Mr Eric Farleigh in 1989 with the stated wish that the property be used for:

“Benefit of persons within the Shire and for research purposes and that my farming records and other records are kept with my farming property.”

Following dissolution of the former incorporated management committee in 2021, the Charter of the Rylington Park Institute for Agricultural Training and Research was adopted, confirming the property is held in trust for community benefit and agricultural training and research. An MoU with Edith Cowan University (ECU) was signed in October 2021 for a 20-year term to support agricultural research and training.

The Rylington Park Committee resolved (20 November 2025) to continue operating under the existing model pending further investigation and workshop discussions. Following two workshops to review potential models including the review of financial performance, legislative considerations and industry conditions, the Committee has resolved to recommend a revised model to Council.

Council considered four (4) potential options for Rylington Park Farm (the Farm) and endorsed (CM 26/02/030 – 26 February 2026) a change to the operating model. The supported and new operational model effectively separated the Farm into three (3) functional areas, to be dealt with in the following manner:

1. Paddocks 20, 21 and 22 (Approx 53ha) – be made available to lease at a peppercorn rate to a community group for cropping purposes via an expression of interest / tender process. Within this area 10ha be made available for trials.

2. Dwelling house, accommodation units, ablutions, commercial kitchen and training room – be retained for use by the Shire; and

3. Remainder of the Farm – be advertised for lease (at market rates) on the open market under certain specified conditions.

Report Detail

Executing the Council resolution of 26 February 2026 the Request for Tender (RFT) 26/002 – Community Cropping Lease of a Portion of Rylington Park Farm (Paddocks 20, 21 and 22) was advertised publicly on 2 September 2026 in the following manner:

- Statewide newspaper (as required by legislation).
- Shire of Boyup Brook website; and
- Shire of Boyup Brook Facebook.

The proposed lease term advertised was for an initial term of three (3) years, with a potential further term of three (3) years.

The Shire sought submissions from suitably experienced and capable Community Groups within Boyup Brook for the lease of a portion of the Property, known as Rylington Park Farm for the purpose of cropping. Prospective tenderers needed to be able to demonstrate:

(a) relevant agricultural experience and capability.
(b) capacity to undertake and sustain farming operations.
(c) sound land stewardship and farm management practices.
(d) compliance with applicable legislative and biosecurity requirements; and
(e) a commitment to maintaining and enhancing the long-term productivity, condition, and value of Rylington Park.

Tenderers were also expected to demonstrate how their proposed operations align with the objectives of The Charter of Rylington Park Institute for Agricultural Training and Research and support the ongoing management and strategic purpose of the Property.

Tender submissions closed at 3.00pm (AWST) on 9 October 2026.

One (1) submission was received at the time of tender closing.

An Evaluation Panel (the Panel) consisting of three (3) Shire staff members was convened to assess submitted tenders for:

- Compliance and Disclosure Requirements.
- Qualitative Requirements.

  For those Respondents that were compliant, an assessment was then made of each Respondent's response to the qualitative requirements. A rating scale of 0-9 is used to evaluate each response.

  In considering the score to be given to a Respondent for each requirement, evaluation panel members considered:
  a). Whether the Respondent understands the qualitative requirement.
  b). Whether the Respondent has the capability in relation to the qualitative requirement; and
  c). The level of confidence that the evaluation panel had that the Respondent will be able to meet each requirement and to the extent.

- Price Offering / Consideration.

Tender Assessment

The criterion and weighting for the Community Cropping lease is detailed below:

Criterion	Weighting
Demonstrated community benefit to Boyup Brook	35%
Capacity and experience to undertake cropping activities	20%
Financial capacity and proposed use of funds	15%
Land management, environmental and biosecurity practices	15%
Local community participation and governance arrangements	10%
Consideration offered to the Shire	5%
Total	100%

The convened Panel utilised the criterion and weighting to firstly assess and score each tender submission separately and independently, then meet to combine assessment comments and reach a consensus on scoring.

Tenderers were required to clearly identify how the proceeds from the cropping activity will be used for community benefit. Examples may include:

a) Funding local community facilities.
b) Supporting local sporting, cultural, youth, seniors, or service groups.
c) Contributing to community events.
d) Supporting projects that improve public places and / or community wellbeing.
e) Providing matched funding for grants.
f) Delivering local projects that would otherwise not proceed.

The convened Panel utilised the guidelines, process and workbook published by the WA State Government Department of Treasury, in all steps within the tender assessment.

Tender Assessment Outcome

The summary of each tender assessment is detailed in

- CONFIDENTIAL Attachment 6.1.2A - 26/002 Tender Assessment Panel Summary Workbook; and
- CONFIDENTIAL Attachment 6.1.2B - 26/002 Tender Assessment Panel Scoring Summary.

A summary of the tender submission evaluation outcome is detailed below:

	Qualitative		Evaluation Price	
Respondents	**Ranking**	**Score**	**Ranking**	**Price**
Tenderer A	1	87.78%	1	$1.00

Tenderer A submitted a strong tender with demonstrated experience in cropping and returning derived income to projects of benefit to the Boyup Brook community.

Submission detailed a strong understanding of farming and land management practices having successfully managed 57ha of community cropping.

Tenderer A's direction of funding achieved from community cropping aligned to the Shire's strategic initiatives and adopted community planning.

Shire of Boyup Brook Strategic Community Plan 2021 - 2031

	Key Imperatives	**Social and Community**
	Outcome	Support a healthy, active, vibrant community.
	Objective	Provide access to community sport and recreation facilities.
	Key Imperatives	**Built Environment**
	Outcome	Provide sustainable infrastructure that serves the current and future needs of the community.
	Objective	Construct/redevelop community and sporting facilities in a manner that maximises their life span, capacity and function.
	Key Imperatives	**Governance and Organisation**
	Objective	Improve financial sustainability.
	Outcome	Improve short- and long-term financial management planning.

Other Strategic Links

Nil

Statutory Environment

3.58 Disposing of property

In this section —

dispose includes to sell, lease, or otherwise dispose of, whether absolutely or not;
property includes the whole or any part of the interest of a local government in property but does not include money.

Except as stated in this section, a local government can only
dispose of property to —

(c) the highest bidder at public auction; or
(d) the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender.

A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property —

(c) it gives local public notice of the proposed disposition —
  IV. describing the property concerned; and
  V. giving details of the proposed disposition; and
  VI. inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given;

and

(d) it considers any submissions made to it before the date specified in the notice and, if its decision is made by the council or a committee, the decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.

(4) The details of a proposed disposition that are required by subsection (3)(a)(ii) include —

(d) the names of all other parties concerned; and
(e) the consideration to be received by the local government for the disposition; and
(f) the market value of the disposition —
  III. as ascertained by a valuation carried out not more than 6 months before the proposed disposition; or
  IV. as declared by a resolution of the local government on the basis of a valuation carried out more than 6 months before the proposed disposition that the local government believes to be a true indication of the value at the time of the proposed disposition.

Sustainability and Risk Consideration

Economic – (Impact on the Economy of the Shire and Region)

The leasing model is expected to deliver a more stable and sustainable economic outcome for the Shire and broader region. By transitioning from direct farm operations to a structured lease arrangement, the Shire will benefit from predictable lease income while removing exposure to the operational volatility associated with commodity markets and seasonal conditions.

The sale of machinery and livestock will release capital, enabling funds to be quarantined and reinvested into community projects and long-term reserves.

Importantly, the inclusion of a community cropping component ensures that local agricultural participation and productive use of the land continue, maintaining economic activity within the district.

Social – (Quality of life to community and / or affected landowners)

From a social perspective, the recommended model continues to support key community outcomes.

The Rylington Park scholarship program will be maintained through lease income, ensuring ongoing support for youth development within the Shire.

Retention of access to the shearing shed for community events preserves important social and industry gatherings, while the community cropping arrangement provides opportunity for local engagement in agricultural activity.

By reducing the risk of operational losses being subsidised by ratepayers, the model also protects broader community services and rate stability. Collectively, the approach preserves and respects the Farleigh legacy while adapting to contemporary governance and financial realities.

The submitted tender demonstrated previous returns to projects benefitting the Boyup Brook community.

Policy Implications

- Policy G10 – Disposal of Property.
- Policy G13 – Community Engagement.
- Policy C10 – Letting of Council Properties.

Risk Management Implications

Shire of Boyup Brook's commitment to the identification and management of risks that may impact on the achievement of its business objectives.

Risk Level	Comment
High	The decision regarding the future operational model for Rylington Park represents a significant strategic determination for Council and is therefore assessed as carrying a high-risk level in terms of financial, reputational and governance implications. However, the recommended hybrid leasing model materially reduces the Shire's exposure to market volatility, minimises the likelihood of ratepayer subsidy for farm operations, and addresses operational compliance concerns associated with direct commercial farming activities. As such, while the decision is strategically significant, the recommended approach mitigates many of the ongoing risks identified under the current model.

Consultation

Prior to and following the decision to change operational models at the Farm, the following were consulted:

- Farleigh Family.
- Edith Cowan University.
- Rylington Park Committee.
- AWI.

RFT 26/002 Community Cropping - Lease of a Portion of Rylington Park Farm (Paddocks 20, 21 and 22) was publicly advertised statewide on 2 September 2026, as legislatively required.

Resource Implications

Financial

The transition to a leasing model has incurred certain upfront (advertising, legal, consultancy) and ongoing financial considerations, including costs associated with conducting the on-farm auction, obtaining a property condition report prior to lease commencement, and maintaining retained infrastructure such as the dwelling, accommodation, ablutions and commercial kitchen.

In addition, reserve accounting adjustments will be required to appropriately quarantine sale proceeds and allocate lease income in accordance with Council's resolutions.

Notwithstanding these costs, the overall financial position of Rylington Park is expected to improve through the establishment of steady lease revenue and the removal of exposure to operational losses and market volatility associated with direct farming activities.

Workforce

- Farm operational roles to cease following transition.
- Administrative oversight required for lease management.

End

7. Closure

There being no further business the meeting closed at …pm.

_____ _____

Presiding Member Date